

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

47-163

(3) **DONALD E. GEHRET and SUE C. GEHRET** of Green Valley, Arizona for consideration paid, grant to **NANCY RUSSELL** of Miami, Florida with **WARRANTY COVENANTS** the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot 13 on a Plan of Gilman Heights as drawn by Francis Y. Armstrong, C.E. said Plan being dated December 4, 1939 and recorded in the Kennebec County Registry of Deeds in Plan Book 12, Page 77, and as revised in April 1948 and recorded in said Registry in Plan Book 16 Page 2A to which reference is made for a more particular description.

Subject however, to restrictions numbered one thru thirteen, inclusive, which will be binding upon the said grantees, and all persons claiming or holding under or through said grantees.

Section 1: No lot or land shall be sold the dimensions of which are less than Seventy-Five (75) feet by One Hundred (100) feet.

Section 2: That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any one time, nor shall said lot be sub-divided or so sold or leased in parcels, excepting that owners of three or more contiguous lots located on the south side of Highland Avenue may sub-divide said lots, provided that said sub-division shall not decrease the dimensions of any sub-division into lots of less than Seventy-Five (75) feet by One Hundred (100) Feet, and provided that in so far as any such lots created by such sub-division are concerned, the foregoing covenants of restrictions shall be construed as applying to a single lot; nor shall any buildings at any time situated on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

Section 3: The main entrance of any residence built on any lot, any boundary of which abuts Gilman Street, shall face Gilman Street; the main entrance of any residence built on any lot, any boundary of which abuts the First Rangeway, shall face the First Rangeway. The main Entrance of any residence built on lots abutting only upon avenues shall face the nearest avenue boundary line.

47-163

Section 4: That any wall of any residence or other outbuildings, including garages, erected on any lot, any boundary of which abuts Gilman Street or the First Rangeway, shall not be erected nearer than Thirty-Five (35) Feet from the Gilman Street line or the First Rangeway Street line; and any other wall of any such residence or other outbuildings, including garages, erected on any lot abutting Gilman Street or the First Rangeway shall not be erected nearer than Twenty-Five (25) Feet from the nearest avenue street line, thereby extending a uniform building line Thirty-Five (35) Feet along the Gilman Street line and along the First Rangeway Street line.

Section 5: That any wall of any residence or other outbuildings, including garages, erected on any lot which abuts only upon avenues, shall not be erected nearer than Twenty-Five (25) Feet from any avenue street line, and any other wall of any such residence or other outbuildings, including garages, erected on said lots, shall not be erected nearer than Twenty-Five (25) Feet from the nearest avenue street line, thereby extending a uniform building line Twenty-Five (25) Feet along all avenue street lines.

Section 6: Each residence or other outbuildings, including garages, erected on any lot, must provide a space at least Fifteen (15) Feet on each side of said residence or said outbuildings, including garages, to the respective boundary lines of any adjoining lots, excepting that this restriction shall not apply to the south boundary of lots located on the south side of Highland Avenue.

Section 7: The cost of each main building on these lots shall be at least Ninety-Five Hundred Dollars (\$9,500.00) exclusive of all the buildings, landscaping, and any other improvements of the land not directly affixed to the main building.

Section 8: That no placards or advertising signs other than such as related to the sale or the leasing of said lot shall be erected or maintained on said lot or any building thereon.

Section 9: That no fences or construction of any kind other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

Section 10: That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any building thereon.

Section 11: That if the owner of two or more contiguous lots purchased from Gilman Heights, Inc. desires to improve said lots as one lot, that in so far as such contiguous lots are concerned the foregoing covenants of restrictions shall be construed as applying to a single lot.

Section 12: Gilman Heights, Inc. does not hold itself responsible for the enforcement of the foregoing restrictions.

47-163

Section 13. It is understood that this property shall operate under the so-called "New Neighborhood Act" as adopted by the National Association of Real Estate Operators.

Being the same premises conveyed to Donald E. Gehret and Sue C. Gehret by deed of Richard H. Dennis, Jr. and Janet M. Dennis dated June 4, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5962, Page 293.

WITNESS our hands and seals on May 27, 2005.

Raelyn Harrison  
WITNESS

Donald E. Gehret  
DONALD E. GEHRET

Karla On Doris  
WITNESS

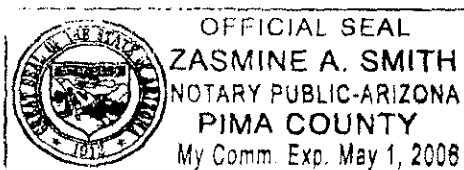
Sue C. Gehret  
SUE C. GEHRET

May 27, 2005

THE STATE OF Arizona  
Pima, ss.

Then personally appeared the above named DONALD E. GEHRET and SUE C. GEHRET and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature]  
Notary Public



Received Kennebec SS.  
06/02/2005 8:48AM  
# Pages 3 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS